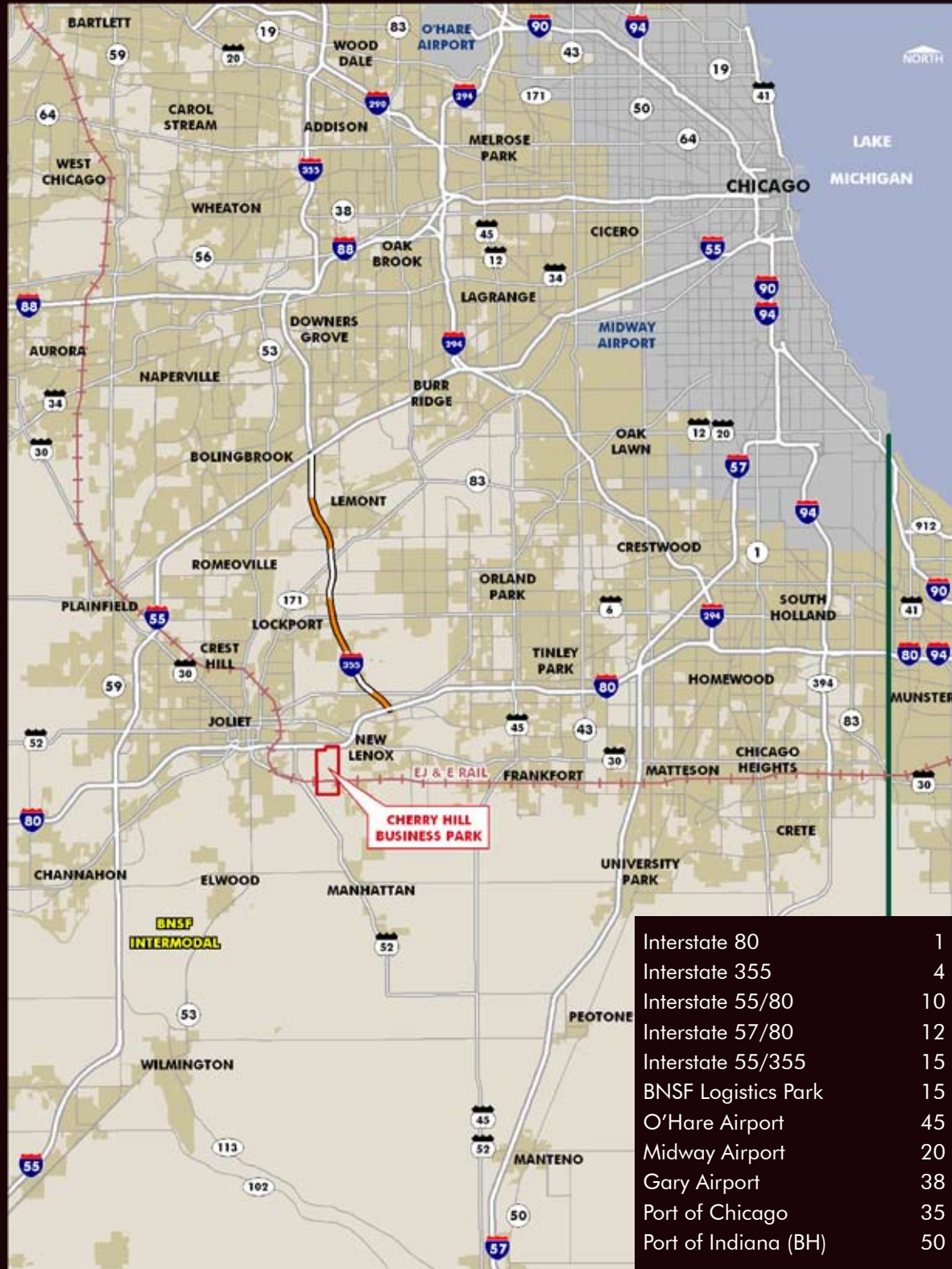


Cherry Hill Rail Park is Immediately accessible to I-80 via two four-way interchanges at either Route 30 or Briggs Street.



CHERRY HILL RAIL #2
2249 Berens Drive | New Lenox

Expansion Beyond Imagination

Cherry Hill Rail Park has been designed with the flexibility to accommodate single or multi-tenant warehouse, distribution and manufacturing uses. Cherry Hill is also immediately accessible to I-80 via two full four-way interchanges at either Route 30 or Briggs Street and is only 4 miles from the new I-355 south extension.

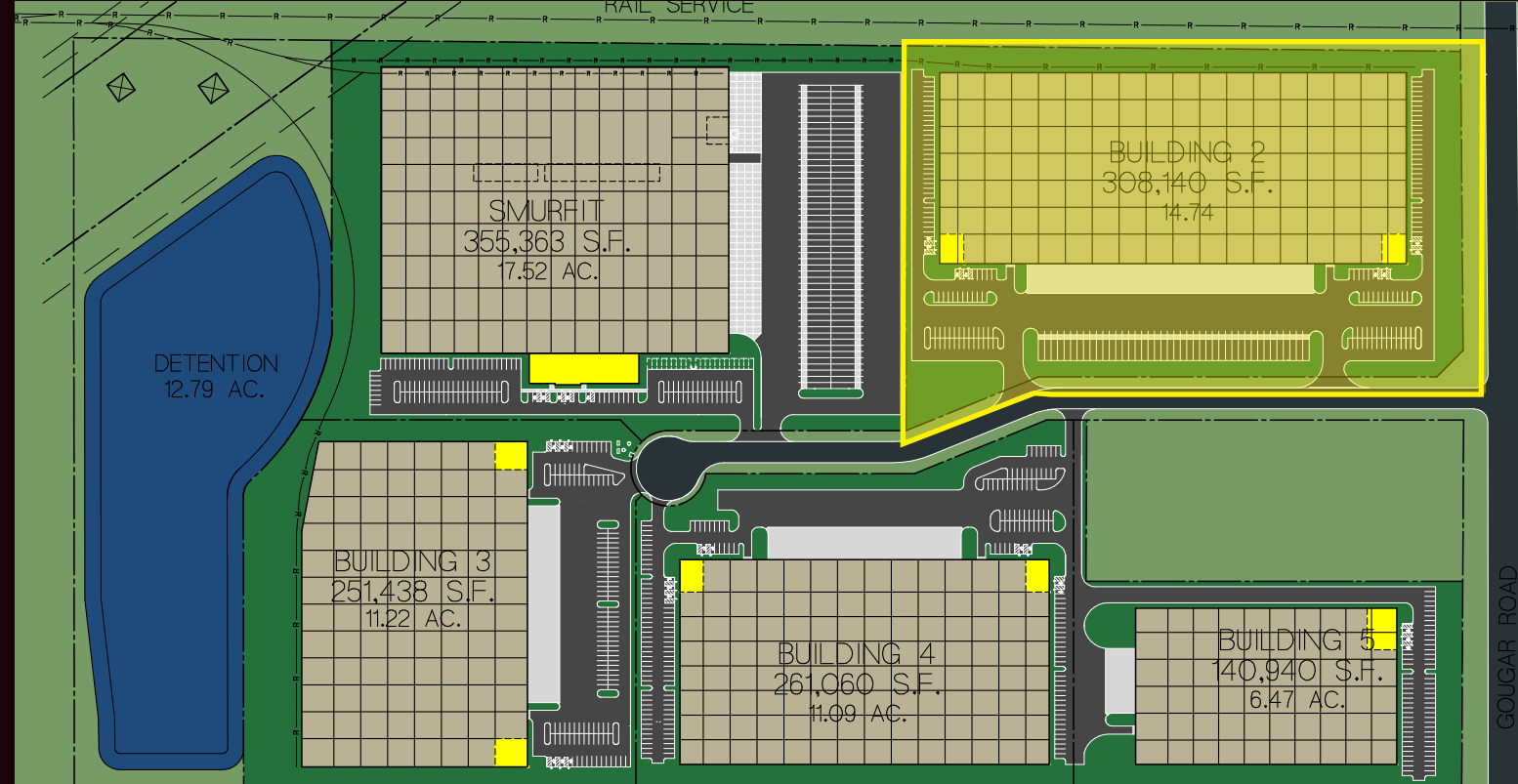


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CHERRY HILL RAIL PARK PLAN



Cherry Hill Rail Park

- ▶ Build-to-Suit Sites Available
- ▶ Up to 130 Acres for Immediate Development
- ▶ Users from 20,000 SF to Over 1 MSF
- ▶ Direct Access to the EJ&E (Elgin, Joliet and Eastern) Railway
- ▶ EJ&E Rail encircles Chicago from Waukegan to the North, Joliet to the West and Northwest Indiana to the East
- ▶ EJ&E serves the USA and Canada through connections to the Burlington Northern/Santa Fe (BNSF), the Union Pacific (UP), the Norfolk Southern (NS), the CSX, the Canadian National (CN) and the Canadian Pacific (CP) railroads

PARK AMENITIES

Located in Will County
 Lake Michigan Water
 Low taxes; state, county and local tax incentives
 Nicor gas service and ComEd electrical service
 Real Estate Taxes \$0.65 psf (estimated, unabated)

Interline rail connections to all Class I rail providers throughout the U.S and Canada via the EJ&E Railway
 Excellent vehicle access to 1-80 and 1-355 interchange
 Direct rail service to Port of Chicago and to Port of Indiana (Burns Harbor)

CORPORATE NEIGHBORS

Central Grocers	Smurfit-Stone	Bekins	Hickory Farms
Kumho Tires	Andrew Corp	Moulding & Millwork	Michaels
WIT Postal Logistics	Titan Steel	OOCL Logistics	

CHERRY HILL RAIL #2 2249 Berens Drive | New Lenox

- ▶ 308,140 SF Proposed Industrial Facility
- ▶ 14.74 Acre Site
- ▶ Office to Suit
- ▶ 30' Ceiling Height
- ▶ ESFR Sprinkler System